

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

June 9, 2011

Minutes

(Subject to Board of Director's approval)

Board President, Nathan Walter, called the meeting to order at 6:02 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
Craig Nicholson,
(Board Vice-President, John Morneault absent),
Greg Honnold (unit 256),
Mark Sauter (Carter Constr.),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Greg Honnold (unit 256) discussed the lack of notification to residents prior to exterior siding repair work, surprising and alarming building 7634 residents; towing questions and extra recycling pickup were also discussed.

Mark Sauter (Carter Constr.) briefed the Board on his recommendations for foundation improvement work on building 7610. Items discussed: waive new soil report, preventative inspections, camera inspections/"rooting" for drains and water-proofing 7610. Board approved bid (\$32,400), signed contract for foundation work and water-proofing (\$10,752) on 7610; Board approved extra payment (\$4,634.75) to Carter Constr. for the water-proofing cost on 7606 that ran over his original bid. M. Sauter will prepare a foundation inspection bid to the Board for the remainder of the buildings at the Grove.

Meeting Minutes: The **May Board Meeting minutes** (5/16/11) were reviewed and **approved** as presented.

Treasurer's Report:

	May '11	YTD
Total Income	\$67,471.33	\$341,613.80
Operating Expenses	28,502.36	137,705.23
Reserve Expenditures	34,243.34	104,129.54
Total Expenditures	62,745.70	241,834.77
Transfer to Reserve	(54,7251.63)	(149,769.03)
Transfer from Reserve	50,000.00	50,000.00
Total in Savings	\$1,285,998.00	
Total Assets	\$1,333,589.28	

James N. reported Operating Expenses are approximately 8% below budget. The May Treasurer's Report was unanimously **accepted** as presented.

Exercise Room improvements: Board briefly discussed current list of proposed improvements/bids, as submitted by Ms. Welch.

Old Business

The Board addressed:

- **Repairs:** James N. reported dry rot repair completed at unit 220 with repairs at units 256/356 in progress, unit 245 repairs scheduled.
- **Common Area repairs policy:** Board discussed draft proposal written by Craig N., will review and discuss, as required.
- **Water leak (131/264):** James N. to forward plumber's findings to 264 unit owner.
- **Roof replacement:** Buildings 7602, 7606 and 7610 are now complete; invoices for repairs should be received soon.

No other Old Business

New Business

Items addressed:

- **Additional hand rail request (7634):** Board will look at current handrail installation and discuss proposal/request from Homeowner, unit 125.
- **Liens:** Board approved filing lien on unit 316 (excess un-paid association dues).

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:42.

The next Board meeting is scheduled for **Thursday, July 14, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe